145.0	0002	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,300 /	799,300
					USE VALUE:	799,300 /	799,300
					ASSESSED:	799,300 /	799,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON DAVID A & LYNN M	
Owner 2:		
Owner 3:		
Street 1:	197 SPRING STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,047 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7047.000	290,800	3,400	505,100	799,300
Total Card	0.162	290,800	3,400	505,100	799,300
Total Parcel	0.162	290,800	3,400	505,100	799,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.48 | /Parcel: 409.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94891
GIS Ref:
GIS Ref:
Insp Date: 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,800	3400	7,047.	505,100	799,300	799,300	Year End Roll	12/18/2019
2019	101	FV	229,900	3400	7,047.	473,600	706,900	706,900	Year End Roll	1/3/2019
2018	101	FV	212,000	3400	7,047.	391,500	606,900	606,900	Year End Roll	12/20/2017
2017	101	FV	212,000	3400	7,047.	359,900	575,300	575,300	Year End Roll	1/3/2017
2016	101	FV	212,000	3400	7,047.	328,300	543,700	543,700	Year End	1/4/2016
2015	101	FV	198,200	3400	7,047.	322,000	523,600	523,600	Year End Roll	12/11/2014
2014	101	FV	198,200	3400	7,047.	299,300	500,900	500,900	Year End Roll	12/16/2013
2013	101	FV	198,200	3400	7,047.	284,800	486,400	486,400		12/13/2012

!11318!

PRINT

Date	Time
12/11/20	01:30:07

LAST REV

Date	Time
06/14/18	14:46:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11318

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19461-512		11/1/1988		98,750	No	No		A

USER DEFINED

Prior Id # 1:	94891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2016	1125	Fireplac	4,900	C				bumpout for gas fr
7/15/2016	990	Manual	1,600		7/15/2016			Remove and replace
7/14/2016	971	Manual	44,500		7/14/2016			Remove small dorme
6/10/2016	789	Redo Kit	23,000					redo Kitch+firepla

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7047		Sq. Ft.	Site		0	80.	0.90	9									505,129						505,100	

Total AC/HA: 0.16178 | Total SF/SM: 7047 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 505,129 | Spl Credit | Total: 505,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18790984
Const Adj.:	0.98745072
Adj $ / SQ:	123.165
Other Features:	82685
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357253
Depreciation:	66449
Depreciated Total:	290804

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

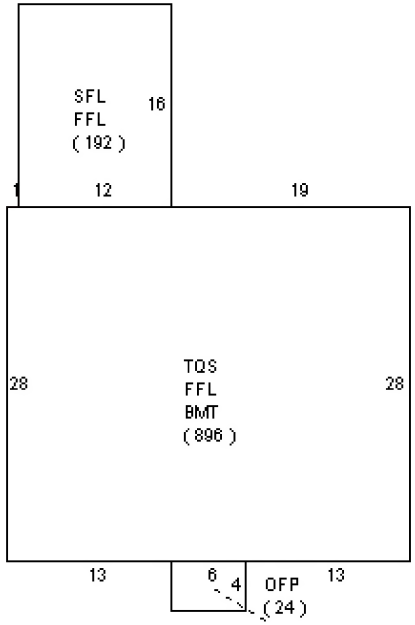
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.17
Special Features:	0	Val/Su Net:	101.25
Final Total:	290800	Val/Su SzAd	148.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	123.170	134,004
BMT	Basement	896	36.950	33,107
TQS	3/4 Story	672	123.170	82,767
SFL	Second Floor	192	123.170	23,648
OFP	Open Porch	24	43.450	1,043

Net Sketched Area:	2,872			Total:	274,569
Size Ad	1952	Gross Are	3096	FinArea	1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1939	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400